

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department –Slum Free Andhra Pradesh by 2014 – State Policy – Amendment to A.P Municipality (Lay Out) Rules, 1970 and the Municipal Corporation of Hyderabad (Lay Out) Rules, 1965 for providing “Norms for up gradation of slum areas”– Orders – Issued.

Municipal Administration & Urban Development (M1) Department

G.O.Ms.No. 37

Dated:22.01.2011

Read the following:

1. G.O.Ms.No.1095, MA dt: 24.08.1965
2. G.O.Ms.No.62, MA dt: 28.01.1970.
3. D.O. Lr. No. J-25029/1/2009/RAY/OSD (JnNURM) dt: 10.07.2009
from Hon'ble Union Minister for Housing and Urban Poverty
Alleviation, GOI addressed to Hon'ble Chief Minister.
4. G.O.Ms.No.577 MA&UD (UBS) Dept., Dated 17.09.2009.
5. From DT&CP Lr.No.8194/2008/P3 dt: 01.12.2009 & 05.12.2009.

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ORDER:

Government of India (GOI) announced a prestigious scheme namely Rajiv Awas Yojana (RAY) for slum dwellers and urban poor for achieving inclusive and sustainable growth of the urban areas. Government of India will extend support under Jawaharlal Nehru National Urban Renewal Mission (JnNURM) to the States that are willing to assign property rights to people living in slum area to create a slum free India in five years. The Government of India have prescribed certain requirements to be made by the State Government to approach for the Central Assistance under the scheme, to reserve 15% of developed land or 25% of Floor Area Ratio (FAR) in all new housing /Integrated development for EWS/LIG to make land available for poor and also to prevent slum formation in future.

2. Government after detailed deliberations on the Rajiv Awas Yojana initiative of Government of India with all the concerned, approved the State Policy on Slum Free Andhra Pradesh by 2014 and issued orders vide G.O.4th read above.

3. Government have constituted a State Level Committee under Chairmanship of Commissioner & Director of Municipal Administration, A.P Hyderabad to suggest changes required in the legal framework as mentioned above to implement Rajiv Awas Yojana (RAY) in the state. The Departmental Committee under the Chairmanship of Director of Town & Country Planning, A.P.Hyderabad with other members was constituted to suggest amendments to the enactments governing town planning to enable revision of population density norms, Floor Area Ratio land use etc. The Departmental Committee shall submit its report in one month to the State Level Committee so that the said recommendations can be used for preparation of state legislative framework. The chairman of the Departmental Committee, Director of Town & Country Planning, A.P. Hyderabad has submitted the report to the State Level Committee. The Departmental Committee among other things has suggested the norms for redevelopment of slum areas vide report 5th read above.

4. Government after careful examination of the Government of India guidelines and policy as adopted by the State Government on slum free Andhra Pradesh by 2014 and suggestions of Departmental Committee on redevelopment and rehabilitation of existing slum areas, hereby decided to issue an amendment to A.P Municipality (Lay Out) Rules, 1970 and the Municipal Corporation of Hyderabad (Lay Out) Rules, 1965 for providing “Norms for up gradation of slum areas” applicable to all Municipal Corporations / Municipalities in the State.

5. Accordingly the following notifications will be published in an Extraordinary issue of the Andhra Pradesh Gazette, dated:25.01.2011.

A copy of these notification is available on the internet and can be accessed with the address www.aponline.gov.in

NOTIFICATION-I

In exercise of the powers conferred under section 585 of the Greater Hyderabad Municipal Corporation Act, 1955 (Act II of 1956) the Government of Andhra Pradesh hereby amend the Municipal Corporation of Hyderabad (Layout Rules, 1965) issued in G.O.Ms.No.1095, MA Department, dated: 24.08.1965 as subsequently amended.

AMENDMENT

After rule 23 of the said rules, the following new rule shall be inserted namely:

“24. In respect of up-gradation and improvement of slum areas in the Corporation, the following norms shall be ensured

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- 1.The width of main approach road shall be a minimum of 9 mts
1. Other roads/ Lanes inside shall be a minimum of 6 mts.
2. Where the length of road is not more than 30 mts (dead end roads) the road width shall be minimum of 4 mts.
3. All the Master Plan roads passing through the slum area shall be implemented.
4. Preferably 167 sq. mts of open space shall be provided for slums up to 50 dwelling units and 334 sq. mts shall be provided having above 50 dwelling units
5. Minimum width of dwelling unit plot shall be 3.6 metres.
6. Slums falling in the tank bed/water course and layout open spaces should be rehabilitated elsewhere”.

NOTIFICATION-II

In exercise of the powers conferred under section 326 read with section in 185 of the Andhra Pradesh Municipalities Act, 1965 (Andhra Pradesh Act 6 of 1965) the Government of Andhra Pradesh hereby amend the Andhra Pradesh Municipalities (Layout) Rules, 1970 issued in G.O.Ms.No.62, MA Department, dated: 28.01.1970 as subsequently amended.

AMENDMENT

After rule 14 of the said rules, the following new rule shall be inserted namely;

“15. In respect of up-gradation and improvement of slum areas the following norms shall be ensured

- 1.The width of main approach road shall be a minimum of 9 mts
- 2.Other roads/ Lanes inside shall be a minimum of 6 mts.
- 3.Where the length of road is not more than 30 mts (dead end roads) the road width shall be minimum of 4 mts.
4. All the Master Plan roads passing through the slum area shall be implemented.
- 5.Preferably 167 sq. mts of open space shall be provided for slums up to 50 dwelling units and 334 sq. mts shall be provided having above 50 dwelling units
- 6.Minimum width of dwelling unit plot shall be 3.6 mts.
- 7.Slums falling in the tank bed/water course and layout open spaces should be rehabilitated elsewhere”.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S. APPA RAO

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner and Director, Printing, Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to publish the in the Extraordinary Gazette of A.P. dated:25.01.2011 and furnish 1000 copies to Government)

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

The Director of Town and Country Planning, A.P. Hyderabad.

The Commissioner and Director of Municipal Administration, A.P. Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities in the State, through Commissioner & Director of Municipal Administration, Hyderabad.

The Vice-Chairmen's of all Urban Development Authorities in the State

All the Committee Members.

All Departments of Secretariat

All Heads of Department.

The Director General Fire Services, A.P Hyderabad.

The Chairperson, AP Transco.

The Managing Director, H.M.W.S&S.B, Hyderabad.

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner & Inspector General of Registration & Stamps.

A.P Hyderabad.

The Managing Director, AP Housing Board, Hyderabad.

The District Collectors of all Districts.

Copy to:

The PS to Secy to CM

The P.S. to M (M.A).

The P.S. to Principal Secretary to Government, (UD) & (MA)

(MA&UD Dept)

The MA & UD (UBS) Section

The Law (A) Department

Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER